

058.C

0001

0504.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

365,400 / 365,400

USE VALUE:

365,400 / 365,400

ASSESSED:

365,400 / 365,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 504

Owner 1: SO OI YIN CHEUNG

Owner 2:

Owner 3:

Street 1: 21 PATTERSON RD

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02421 Type:

PREVIOUS OWNER

Owner 1: RODDY KRISTINA -

Owner 2: -

Street 1: 1 WATERMILL PL #504

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 654 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6040																	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	365,400			365,400		
							153808
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

PREVIOUS ASSESSMENT

Parcel ID: 058.C-0001-0504.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	355,800	0	.	.	355,800	355,800	Year End Roll	12/18/2019
2019	102	FV	334,400	0	.	.	334,400	334,400	Year End Roll	1/3/2019
2018	102	FV	281,700	0	.	.	281,700	281,700	Year End Roll	12/20/2017
2017	102	FV	264,100	0	.	.	264,100	264,100	Year End Roll	1/3/2017
2016	102	FV	264,100	0	.	.	264,100	264,100	Year End	1/4/2016
2015	102	FV	241,300	0	.	.	241,300	241,300	Year End Roll	12/11/2014
2014	102	FV	225,300	0	.	.	225,300	225,300	Year End Roll	12/16/2013
2013	102	FV	225,300	0	.	.	225,300	225,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RODDY KRISTINA,	72522-351	2	4/29/2019		353,000	No	No		
GIOIOSA RICHARD	49460-232		5/17/2007		263,000	No	No		
FITZGERALD SUSAN	21701-275		1/22/1992		106,500	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2019		SQ Returned						JO Jenny O
10/5/2017		Measured						DGM D Mann
12/5/2008		MLS						MM Mary M
5/6/2000								197 PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 2	Rating: Average			BK: 19870 PG; 114 FITZGERALD SUSAN E, Building Number 1.									
Sty Ht: 1	- 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:												
Sec Wall: 6	- Stucco 10%			OthrFix:	Rating:												
Roof Struct: 4	- Flat			OTHER FEATURES													
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: 1	- 1 Bed			Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C	- Average			CONDOS INFORMATION				Lvl 2									
Year Blt: 1988	Eff Yr Blt:			Location: R	- Rear			Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict:	Fact: .			Floor: 5	- 5th Floor			Totals				RMs: 3	BRs: 1	Baths: 2	HB		
Const Mod:				% Own: 0.904900014													
Lump Sum Adj:				Name: 25	- 6040												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD	- Good			14. %	Exterior:				No Unit	RMS	BRS	FL	
Prim Int Wall: 1	- Drywall			Functional:				%	Interior:				1	3	1	0	
Sec Int Wall:				Economic:				%	Additions:								
Partition: T	- Typical			Special:				%	Kitchen:								
Prim Floors: 4	- Carpet			Override:				%	Baths:								
Sec Floors:				Total: 14.9 %				Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 320.00				Heating:									
Bsmnt Gar: 1				Size Adj.: 1,41743112				General:									
Electric: 3	- Typical			Const Adj.: 0.78125376				Totals				1	3	1			
Insulation: 2	- Typical			Adj \$ / SQ: 354.359													
Int vs Ext: S				Other Features: 45229													
Heat Fuel: 3	- Electric			Grade Factor: 1.00													
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.54999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 429319													
% Com Wall				Depreciation: 63969													
MOBILE HOME				Depreciated Total: 365350													
Make:				Serial #:				Year:				Color:					
SPEC FEATURES/YARD ITEMS												PARCEL ID 058.C-0001-0504.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					